

LIBER

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BILL NO. 77-25

COUNTY COUNCIL  
OF  
HARFORD COUNTY, MARYLAND

BILL NO. 77-25

Introduced by Councilman Spry

Legislative Day No. 77-8

Date: March 8, 1977

AN EMERGENCY ACT to repeal and re-enact with amendments Section 7.012 of Article 7, heading, "A-1" Agricultural District, of the Harford County Zoning Ordinance (Ordinance No. 6) as amended; to provide as a principal permitted use in an "A-1" District single family mobile homes; and to further provide generally for residential use in an "A-1" District.

By the Council, March 8, 1977

Introduced, read first time, ordered posted and public hearing scheduled

on: April 5, 1977

at: 7:30 P.M.

By Order: Angela Markowski, Secretary

PUBLIC HEARING

Having been posted and Notice of time and place of hearing and Title of Bill having been published according to the Charter, a public hearing was held on April 5, 1977 and concluded on April 5, 1977.

Angela Markowski, Secretary

BILL NO. 77-25

1 Section 1. *Be It Enacted By The County Council Of Harford County,*  
2 *Maryland,* that Section 7.012 of Article 7, heading, "A-1"  
3 Agricultural District, of the Harford County Zoning Ordinance  
4 (Ordinance No. 6) as amended, be, and it is hereby repealed and  
5 re-enacted with amendments, all to read as follows:

6 ARTICLE 7 - "A-1" AGRICULTURAL DISTRICT

7 7.012. Single-family dwellings and single-family mobile homes  
8 when located on one (1) individual lot of not less than two (2)  
9 acres in area if the lot is in existence or is subdivided pursuant  
10 to the following criteria:

11 (a) The total number of lots that may be ultimately  
12 subdivided from a larger parcel, as provided for below, including  
13 lots for existing dwellings or mobile homes shall not exceed one  
14 (1) per each full ten (10) acres of the parcel. Provided,  
15 however, that a parcel qualifying under Subparagraphs (b), (d)  
16 or (e) below may have additionally conveyed from it one (1) lot  
17 only to each member of the immediate family of persons who are  
18 individual owners of record (not corporate, partnership or joint  
19 venture owners) of the parcel on February 8, 1977. However,  
20 the area to be used for subsequent subdivision shall be that area  
21 remaining after the conveyance to the family member(s).

22 (b) A group of contiguous parcels in common ownership  
23 that collectively are twenty (20) acres or more in area, as of  
24 the effective date of this Act, may be subdivided or be resub-  
25 divided, and have subdivided from the aggregate one (1) lot per  
26 year of not less than two (2) acres including lots around existing  
27 dwellings or mobile homes in accordance with the procedures  
28 stated in this Section (7.012) not to exceed the maximum number  
29 allowed in Subparagraph (a) above.

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1 (c) A legally created parcel of land that is from two  
2 (2) to ten and ninety-nine one hundredths (10.99) acres in area  
3 as of the effective date of this law, may have one (1) single-  
4 family dwelling or mobile home located on that parcel of land.

5 (d) A parcel of land that is from eleven (11) to  
6 nineteen and ninety-nine one hundredths (19.99) acres in area, as  
7 of the effective date of this Act, may have subdivided from it  
8 only once, one (1) lot of not less than two (2) acres.

9 (e) A parcel of land that is twenty (20) acres or more  
10 in area, as of the effective date of this Act, may have subdivided  
11 from it one (1) lot per year of not less than two (2) acres  
12 including lots around existing dwellings or mobile homes not to  
13 exceed the maximum number allowed in Subparagraph (a) above.

14 (f) If a landowner does not exercise his right to  
15 develop a two (2) acre lot in any one (1) calendar year, he may  
16 accumulate his rights for development in accordance with this  
17 Section in subsequent years.

18 (g) The second and subsequent lots shall be subdivided  
19 pursuant to the following criteria:

20 (1) All lots with the exception of the first and  
21 second lot shall be served by a development road, with exception  
22 that groups, not to exceed six (6) lots, four (4) of which may  
23 have panhandles, may be subdivided.

24 (2) Panhandle Lots: Panhandle lots are lots  
25 that have the minimum road frontage required by this Section and  
26 whose bulk connects to the road by a narrow strip of land that is  
27 part of the lot and subject to common use by other panhandle lots.

28 (i) Notwithstanding other provisions of this  
29 Ordinance and other laws, the minimum width of panhandles shall be:

30 1. Single panhandles, 25 feet.

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1 2. Double panhandles shall be 12.5 feet  
2 each, for a total of 25 feet.

3 3. Triple panhandles shall be 12.5 feet  
4 each, for a total of 37.5 feet.

5 4. Quadruple panhandles shall be 12.5  
6 feet for each for a total of 50.0 feet.

7 (ii) The maximum length of panhandles shall  
8 be seven hundred (700) feet. The Director of Planning may exempt  
9 the maximum length of panhandles because of topography, natural  
10 features or geometry of the tract to be subdivided.

11 (iii) A common drive improved to a minimum  
12 of 12 foot width constructed in a manner that is comparable to a  
13 compacted six (6) inch stone base and an approved all weather  
14 hard surface shall serve all lots in a panhandle group.

15 (iv) The applicant may submit preliminary  
16 subdivision plans prior to subdivision of the first lot; but  
17 shall submit a panhandle common drive plan or road plan for  
18 approval prior to the subdivision of subsequent lots. At the  
19 time of submitting a common drive plan, the applicant shall also  
20 submit subdivision restrictions that shall be approved for the use  
21 and maintenance of the common drive which shall be applicable to  
22 all lots subject to the common drive plan. The subdivision  
23 restrictions shall be reviewed and approved by the Department of  
24 Law to insure that all lots subject to the common drive plan will  
25 be subject to the restrictions upon recording thereof for inclusion  
26 in the deeds of conveyance.

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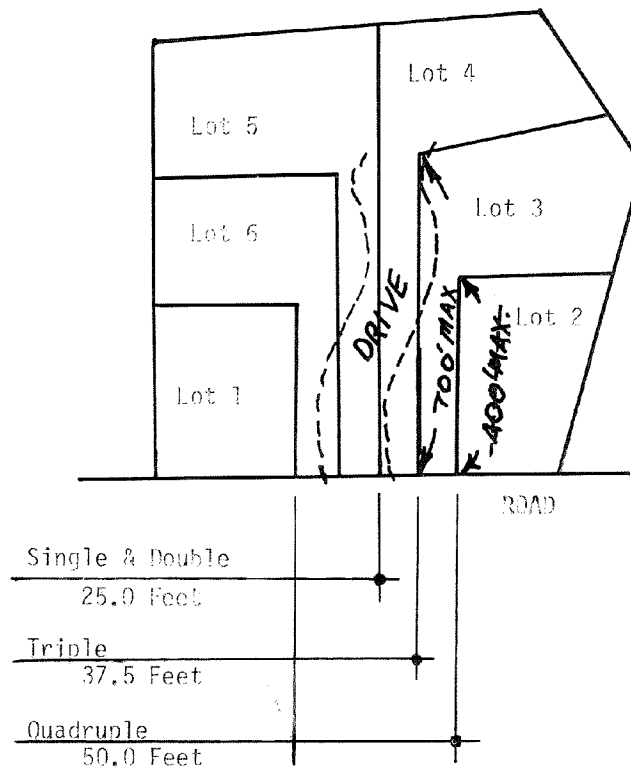
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(v) Sample sketch of Panhandle Concept:



(h) Development of land pursuant to this Section shall not be considered as evidence of change in the character of the neighborhood or as other evidence to substantiate the granting of a rezoning or other permit or permission in any zoning case.

(i) Development of land pursuant to the provisions of this Section may be accomplished all at one time; subject, however, to the other criteria of this Section and other applicable provisions of law.

Section 2. *And Be It Further Enacted*, that if any of the words, sections, clauses or provisions of this Act or Section 7.012, as amended, shall be held invalid, the remaining words, sections, clauses or provisions shall be invalid also.

1 Section 3. *And Be It Further Enacted*, that except as otherwise  
2 provided in the provisions of this Bill, this law shall not apply  
3 to any transactions pursuant to valid bona fide contracts entered  
4 into on or before the effective date of this law that conform  
5 to the law as it was applicable on that date, and shall also not  
6 apply to lots shown on any properly recorded subdivision plat  
7 which complied with all existing laws at the time the subdivision  
8 plat was recorded. Except as otherwise provided in the provisions  
9 of this Bill, the provisions of law in effect prior to the  
10 effective date of this law shall apply to uses and transactions  
11 pursuant to valid bona fide contracts entered into on or before  
12 the effective date of this law that conformed to the law as it  
13 was applicable on the date the use was established or the  
14 contract was entered into, as well as lots shown on any properly  
15 recorded subdivision plat which complies with all existing laws  
16 at the time the subdivision plat was recorded.

17 Section 4. *And Be It Further Enacted*, that this Act is duly  
18 declared to be an Emergency Act, necessary for the immediate  
19 preservation of the public health, safety and general welfare and  
20 property of the citizens of the County and to promote and  
21 facilitate orderly growth and development of the County and  
22 shall take effect on the date it becomes law.

23 EFFECTIVE: April 15, 1977  
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25 The Secretary of the Council does hereby  
26 certify that fifteen (15) copies of this bill  
are immediately available for distribution to  
the public and the press.

27  
28 Angelo Marlowish  
29 Secretary  
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BY THE COUNCIL

Read the third time.

Passed LSD 77-10 April 5, 1977 ~~(with amendments)~~

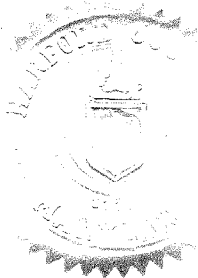
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By order

Angela Markowski, Secretary

Sealed with the County Seal and presented to the County Executive  
for his approval this 6th day of April, 1977  
at 3:00 o'clock P.M.

Angela Markowski, Secretary



BY THE EXECUTIVE

APPROVED:

[Signature]  
County Executive  
Date April 15, 1977

BY THE COUNCIL

This Bill, having been approved by the Executive and  
returned to the Council, becomes law on April 15, 1977.

Angela Markowski  
Angela Markowski, Council Secretary

EFFECTIVE: April 15, 1977

Rec'd for record 7/29 1977 at 9:00 A.M.  
Same day recorded & examined, per  
H. Douglas Chilcoat, Clerk

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